

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116	-122	FRANKLIN ST, ARLINGTON

OWNERSHIP

Owner 1:	UPLAND REALTY LLC				
Owner 2:					
Owner 3:					
Street 1:	15 RYDER STREET				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	MCKENNA STEPHEN J & -		
Owner 2:	CONNEELY MARTIN KEVIN -		
Street 1:	15 RYDER STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1910, having primarily Aluminum Exterior and 3440 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7021		Sq. Ft.	Site		0	80.	0.90	1									504,507						504,500	

Total AC/HA:	0.16118	Total SF/SM:	7021	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON	Total:	504,507	Spl Credit	Total:	504,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	7021.000	671,200		504,500	1,175,700		32734
							GIS Ref
							GIS Ref
Total Card	0.161	671,200		504,500	1,175,700	Entered Lot Size	GIS Ref
Total Parcel	0.161	671,200		504,500	1,175,700	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		341.77	/Parcel: 341.77	Land Unit Type:	10/21/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	111	FV	671,200	0	7,021.	504,500	1,175,700		Year end	12/23/2021	PRINT		
2021	111	FV	671,200	0	7,021.	504,500	1,175,700		Year End Roll	12/10/2020		Date	Time
2020	111	FV	637,100	0	7,021.	504,500	1,141,600	1,141,600	Year End Roll	12/18/2019		12/29/21	23:46:51
2019	111	FV	560,900	0	7,021.	536,000	1,096,900	1,096,900	Year End Roll	1/3/2019	LAST REV		
2018	111	FV	560,900	0	7,021.	391,000	951,900	951,900	Year End Roll	12/20/2017		Date	Time
2017	111	FV	527,000	0	7,021.	340,500	867,500	867,500	Year End Roll	1/3/2017		11/23/21	09:29:22
2016	111	FV	527,000	0	7,021.	290,100	817,100	817,100	Year End	1/4/2016			
2015	111	FV	357,100	0	7,021.	283,800	640,900	640,900	Year End Roll	12/11/2014		appr	

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/15/2021		I & E Return						M
10/31/2018		MEAS&NOTICE						H
2/14/2017		I & E Return						E
4/30/2014		External Ins						P
4/1/2009		Measured						2
1/9/2009		Meas/Inspect						3
3/28/2000		Inspected						2
3/9/2000		Measured						2
11/1/1991								P

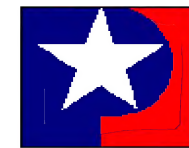
ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2021	I & E Return	MM	Mary M
10/31/2018	MEAS&NOTICE	HS	Hanne S
2/14/2017	I & E Return	EMK	Ellen K
4/30/2014	External Ins	PC	PHIL C
4/1/2009	Measured	201	PATRIOT
1/9/2009	Meas/Inspect	336	PATRIOT
3/28/2000	Inspected	264	PATRIOT
3/9/2000	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	32734
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

